



Keswick

19 Trinity Way, Keswick, CA12 4HZ

A three bedroom mid terrace house benefitting from recent upgrading and most conveniently situated under one mile from Keswick town centre with a front view to Latrigg fell.

A local occupancy condition applies requiring the prospective purchasers to have lived (in their only or principal home) or worked within the boundaries of the National Park or AONB respectively, or a combination of the living or working for three years immediately prior to purchase.

Offers over £290,000

Quick Overview

Mid terrace house benefitting from recent upgrading

Under one mile from Keswick town centre

Front view to Latrigg fell

Three double bedrooms

Living room and fitted dining kitchen

Front and rear enclosed courtyards

Garage and on-site forecourt parking

Local occupancy condition applies



3



1



1



C



Superfast
76Mbps



2

Property Reference: KW0320



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator, under stairs cupboard.

WC

With WC, wash hand basin, ceramic wall tiling.

Dining Kitchen

With fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, plumbing for washing machine, radiator.

Living Room 20' 7" x 10' 4" (6.27m x 3.15m)

With radiator.

First Floor:

Landing

Bedroom One 13' 8" x 11' 1" (4.17m x 3.38m)

With radiator.

Bedroom Two 10' 11" x 9' 8" (3.33m x 2.95m)

With radiator.

Bedroom Three 10' 5" x 9' 4" (3.18m x 2.84m)

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, Aquaboard to walls, radiator, built in airing cupboard.

Outside:

Front and rear self-contained paved courtyards with pedestrian access, on-site forecourt parking space, garage with rear pedestrian door, electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure

Freehold.

Council Tax

Band B.

Local Occupancy Condition

A local occupancy condition applies requiring the purchaser to have lived (in their only or principal home) or worked within the boundaries of the National Park or AONB respectively, or a combination of the living or working for three years immediately prior to purchase.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed east on Penrith Road and after passing the ambulance station turn right onto Windebrowe Avenue. Trinity Way is the first turning on the left.

Price

Offers over £290,000 are invited.



Bedroom One



Bedroom Two

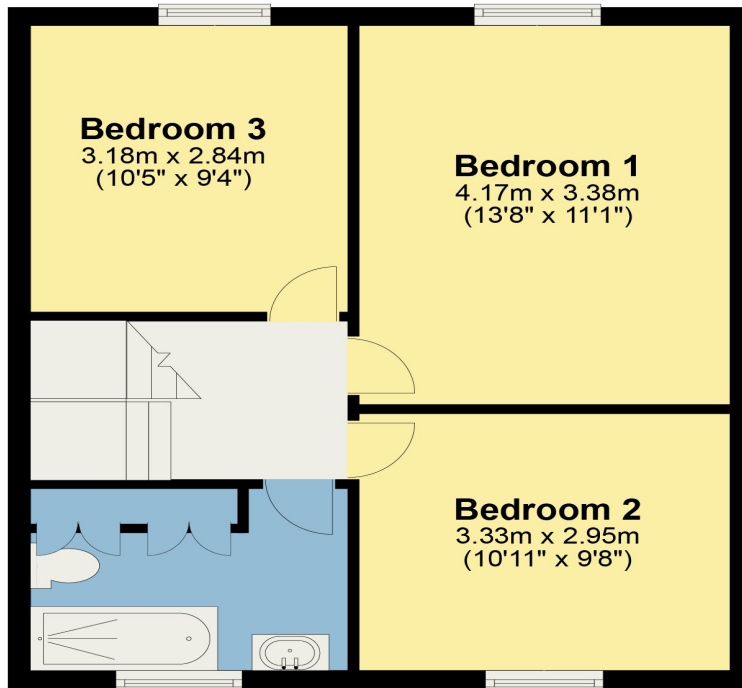


Bedroom Three

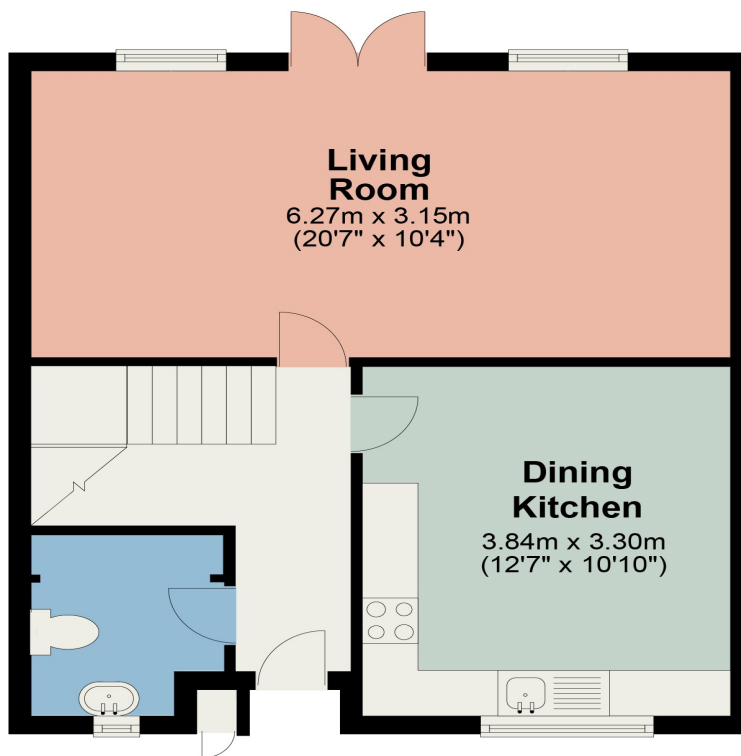


Rear Garden

19 Trinity Way, Keswick



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KW0320

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/02/2024.

Request a Viewing Online or Call 01768 741741